

AMENDED 3/12/14

ZONING BOARD MEETING AGENDA

THURSDAY, MARCH 13, 2014 AT 8:00 P.M.,

**MUNICIPAL BUILDING, 1 HEINEMAN PLACE
HARRISON, N.Y.**

- CAL. Z13-006 VASILIOS SKAMANGAS** – 54 Crawford Road, Block 223, Lot 39 – This property is located in an R-1/3 zone and pursuant to §235-9(B) of the Table of Dimensional Regulations of the Zoning Ordinance of the Town/Village of Harrison Zoning Ordinance Accessory structures located in the required rear yard shall have a minimum setback from the property line of 15 feet. Also as per 235-18 (B)(2)(A) No accessory building or structure shall be located nearer to the street line in the following R-2.5,R-2,R-1,R-1/2,R-1/3 and GA districts 75 feet. This application requires 2 variances. 1: The shed is indicated to have a side yard setback of approximately 0 feet thus requiring a variance of 15 feet. 2: The shed is shown to have a front yard setback of approximately 50 feet thus requiring a variance of 25 feet. Request to be placed back on the agenda. – **Heard at the January Meeting – Adjourned to the February Meeting.**
- CAL. Z13-026 MICHELANGELO IANNACCHINO** – 3 Rockland Road, Block 1031, Lot 1 – **Not Heard at the January Meeting – Adjourned to the February Meeting.**
- CAL. Z13-032 LUISO** – 33 Bentay Drive, Block 281, Lot 10 – This property is located in an R-75 Zoning District and pursuant to §235-9(B) of the Table of Dimensional Regulations of the Town/Village of Harrison Zoning Ordinance the minimum required lot width is 70 feet. Also as per §235-4 Titled Lot Width – The dimension measured from the side lot line along a line parallel to the street line at the required minimum front yard depth. The minimum lot width shall be maintained from the minimum front yard setback for a distance of not less than 35 feet toward the rear lot line. The proposed lot width at the front setback line is approximately 51 feet and appears to increase to approximately 57 feet at the 35 foot mark, thus requiring a variance. Also as per §235-33 Titled Minimum Front Lot Line Width of Residential Lots – The minimum lot width at the front lot line in any residence district shall not be less than 75% of the required lot width at the required minimum front yard, but in no case shall it be less than 50 feet. The required front lot width is 52.5 feet the actual width is 49.24 feet thus requiring a variance of 3.25 feet. – **Heard at the January Meeting – Adjourned to the February Meeting.**
- CAL. Z14-001 SALLY & STEVE PARIDIS** – 15 Sarosca Farm Lane, Block 951, Lot 11 – This property is located in an R-2 Zoning District and pursuant to §235-C(1) and §235-C(92) Titled Fences and Walls in residence districts of the Zoning Ordinance of the Town/Village of Harrison. No fence or wall in a required front yard shall have a height greater than 4 feet. Also no fence or wall in a required rear or side yard shall have a height greater than 6 foot 6 inches. This application requires 2 variances. The portion of the fence installed in the required front yard has a height of 7 feet 6 inches thus requiring a variance of 3 feet 6 inches. The portion of the fence installed outside of the required front yard located in the required side yard has a height of 7 feet 6 inches thus requiring a variance of 1 foot. – **Not Heard at the January Meeting – Adjourned to the February Meeting.**
- CAL. Z14-002 GEORGE ROGGIERO** – 81 White Plains Avenue, Block 755, Lot 28 – **Heard – Closed – Findings being prepared.**
- CAL. Z14-003 JOSEPH & MONICA MINNITI** – 9 Bruce Avenue, Block 244, Lot 18 – **Heard – Closed – Findings being prepared.**
- CAL. Z14-004 249 HALSTEAD AVENUE PROPERTIES** - 249 Halstead Avenue, Block 131, Lots 20, 21-23, 53, 54 & PO55 - This property is located in the CBD and B Zoning District, the proposed new commercial building is located in the CBD portion of the lot and for purpose of establishing the required rear yard the business use will need to be extended through the entire

depth of the lot. Pursuant to §235-7J “When a district boundary line divide a lot in a single ownership at the effective date of this chapter or any subsequent amendment thereto, except as provided in §235-7I, the Board of Appeals may permit an extension into one district of a lawful conforming use existing in the other district as hereinafter provided in §235-61A.”
Referral from Planning Board with a positive recommendation.

CAL. Z14-005 550 HALSTEAD AVENUE MULTI-FAMILY BUILDING – 550 Halstead Avenue, Block 92, Lot 15 – This property is located in an MF Zoning District and pursuant to §235-0(B) of the Table of Dimensional Regulations of the Town/Village of Harrison Zoning Ordinance the maximum allowable height is 45 feet. Each unit requires 750 square feet of lot area. The maximum allowable number of stories is 4. The minimum required side yard setback is 15 feet. Pursuant to §235-25(A) Park & Usable open space requirements for multiple dwellings: Usable open space shall be provided on the site of multiple dwellings at a rate of 200 square feet for each dwelling unit. Pursuant to §235-36 Schedule of Off-Street Parking Space 1 ½ spaces per dwelling unit are required. This application required 6 Variances: **1-**The proposed building height is 60 feet thus requiring a variance of 15 feet. **2-**The proposed number of units is 36. The permitted number of units based on the size of the lot is 29 thus requiring a variance for the additional 7 units. **3-**The proposed building is shown to have 5 stories thus requiring a variance of 1 story. **4-**The proposed open space provided is 3,600 square feet when 7,200 square feet is required thus requiring a variance of 3,600 square feet. **5-**The proposed side yard setback is shown to be 1 foot thus requiring a variance of 14 feet. **6-**The proposed provided parking is 45 spaces when 54 spaces are required thus requiring a variance for 9 spaces. Referral from the Planning Board with a positive recommendation.

CAL. Z14-006 WESTMED PARKING ATTENDENT BOOTH – 210 Westchester Avenue, Block 692, Lot 1 – This property is located in an SB-O Zoning District and pursuant to §235-12-B of the Table of Dimensional Regulations of the Zoning Ordinance of Town/Village of Harrison the minimum required front yard setback is 50 feet. The proposed prefabricated Parking Attendant Booth is indicated to have a front yard setback of 11.5 feet thus requiring a variance of 38.5 feet.

CAL. Z14-007 WESTCHESTER AVENUE ASSOCIATES, LLC – 3030 Westchester Avenue, Block 602, Lot 2. This property is located in an SB-O Zoning District. Applicant is seeking a third one year extension of a previously granted variance Z13-005 on March 14, 2013.